



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 27, 2005

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
APPROVE APPROPRIATION ADJUSTMENT
APPROVE REVISED PROJECT BUDGET
AWARD SUPPLEMENTAL AGREEMENT
AWARD CONSTRUCTION CONTRACT
SPECS. 5364; C.P. 86471
SUPERVISORIAL DISTRICT 3
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF BEACHES AND HARBORS THAT YOUR BOARD:**

1. Approve the enclosed appropriation adjustment (Enclosure D) in the amount of \$1,232,000 offset by revenue from the Vehicle License Fee Gap Loan Special Fund to fully fund the total revised project budget of \$11,649,000 for the Will Rogers State Beach General Improvement project detailed in Enclosure A.
2. Find that Gonzales Construction is the apparent lowest responsible bidder and award a Construction Contract to Gonzales Construction in the amount of \$8,374,300 for the Will Rogers State Beach General Improvement project, funded by the General Fund, the Safe Neighborhood Parks Propositions of 1992 and 1996, and the Vehicle License Fee Gap Loan Special Fund, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

3. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable Contract and bid documents, whether the contractor has satisfied the above conditions for Contract award; and authorize the Director to execute the Construction Contract, in the form previously approved by County Counsel, with Gonzales Construction and establish the effective Contract date.
4. Award and authorize the Director of Public Works to execute Supplemental Agreement 4 with Gruen Associates to provide additional architectural/engineering services for a not-to-exceed fee of \$141,187, funded by the General Fund, the Safe Neighborhood Parks Propositions of 1992 and 1996, and the Vehicle License Fee Gap Loan Special Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will allow Public Works to proceed with construction of the Will Rogers State Beach General Improvement project.

On July 19, 2005, your Board adopted the plans and specifications and authorized advertising for construction bids. On September 6, 2005, two bids were received. The two bids received were within 1 percent of each other, but both exceeded Public Works' fair construction cost estimate of \$7,524,240 by approximately 11 to 12 percent. Gonzales Construction, with a bid of \$8,380,400 (inclusive of \$6,100 for development of a baseline construction schedule), is the apparent lowest responsible bidder. Public Works considers Gonzales Construction's bid to be reasonable for the project scope of work and, based on the current market conditions, does not anticipate receiving more favorable bids by readvertising the project. Therefore, we are recommending that your Board award the Contract to Gonzales Construction subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor. The bid results are summarized in Enclosure B.

The project consists of replacement of four restrooms, a concession building, and entry kiosk; refurbishment of five parking lots; reconstruction of the main entrance at Temescal Canyon Road and a lifeguard substation; and upgrade of the lifeguard headquarters, utilities, signage, and landscaping.

The project budget also includes the design of the interior build out of the concession building, which will be constructed separately using a Public Works Job Order Contract and/or another contracting strategy.

On January 5, 1999, your Board awarded an Agreement to Gruen Associates (Gruen) to provide design, consultant, and construction administration services for the project for a not-to-exceed fee of \$657,019. Since that time, three Supplemental Agreements have been awarded to Gruen for additional design services, increasing the total Contract value to \$757,123. Under the original Agreement, Gruen's fee for construction administration services is based on an 8-month construction duration. The construction schedule has been extended by approximately 5 months based on the similar work experience at Dockweiler Beach involving a multiphased construction plan at multiple sites. Under the recommended Supplemental Agreement, Gruen will provide construction administration services for the extended construction duration for a not-to-exceed amount of \$141,187, which will result in a total revised contract amount of \$898,310.

Implementation of Strategic Plan Goals

These actions meet the County Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being as the proposed improvements will replace deteriorated facilities, increase public safety, expand recreational opportunities, improve the quality of stormwater runoff into the Santa Monica Bay, and enhance public beach access and quality of life.

FISCAL IMPACT/FINANCING

The recommended Construction Contract with Gonzales Construction is for \$8,374,300, which was established by deducting the \$6,100 for preparation of the baseline construction schedule from the amount of its lump sum bid of \$8,380,400.

Subsequent to the bidding process, Public Works conducted a field visit to evaluate the current condition of the Lifeguard Headquarters building and determined that the building will need to be fumigated for termites and several exterior beams and columns will need to be repaired or replaced as a result of termite damage and dry rot. To cover the cost for this work and other potential hidden damage, deterioration, and unforeseen conditions that may be encountered during the rehabilitation of the existing facilities, we recommend increasing the change order contingency from 10 to 13 percent of the recommended Construction Contract amount.

The total project cost, including plans and specifications, plan check, construction, equipment/utility connection fees, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$11,649,000, which is \$4,708,000 more than the previously approved project budget of \$6,941,000. The net increase includes \$141,187 to award the Gruen Supplemental Agreement, \$40,000 for the concession building interior design, \$19,422 for plan check fees, \$66,721 in consultant services for materials testing and deputy inspections services, \$65,000 for utility connection fees, \$4,016,769 to award the Construction Contract based on the bid received (including the additional change order contingency amount), and \$447,645 in County services for management and inspection during construction. The Project Schedule and Budget Summary are included in Enclosure A.

In light of rising construction costs currently being experienced throughout the construction industry, Public Works obtained an independent construction cost estimate prior to advertising for bids, which predicted a construction cost of \$7,524,240 for the project. Based on the independent cost estimate, an additional \$3,476,000 in net County cost was added to the project in the Fiscal Year 2005-06 Capital Project/Refurbishment Budget, bringing the total current appropriation for the project to \$10,417,000.

Approval of the enclosed appropriation adjustment will allocate an additional \$1,232,000, funded by the Vehicle License Fee Gap Loan Special Fund, in order to fully fund the project budget based on the bid received. Upon approval of the appropriation adjustment, the project will be funded by \$6,941,000 from the Safe Neighborhood Parks Propositions of 1992 and 1996, \$3,476,000 of net County cost, and \$1,232,000 from the Vehicle License Fee Gap Loan Special Fund, for a total project appropriation of \$11,649,000.

Operating Budget Impact

Following completion of the project, scheduled for January 2007, Beaches and Harbors anticipates an estimated one-time cost of approximately \$50,000 to provide equipment furnishings and supplies for the new concession building and no additional operational costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard Supplemental Agreement, in the form previously approved by County Counsel, will be used. The existing Agreement includes the standard Board-directed clauses that provides for Contract termination, renegotiations, hiring qualified displaced

County employees, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance.

A standard Construction Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for Contract award, Gonzales Construction is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees and shall require each subcontractor to notify its employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Gonzales Construction is in compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

ENVIRONMENTAL DOCUMENTATION

On July 19, 2005, your Board found the project categorically exempt from the California Environmental Quality Act.

CONTRACTING PROCESS

On July 19, 2005, your Board adopted the plans and specifications for the project and authorized advertising for bids. On September 6, 2005, two bids were received for the project. Gonzales Construction, with a lump sum bid of \$8,380,400, was the apparent lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

The Honorable Board of Supervisors
October 27, 2005
Page 6

On July 19, 2005, your Board authorized Public Works to execute a Consultant Services Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$6,100. As specified in the project specifications, the amount of the Construction Contract was established by deducting the \$6,100 from the amount of Gonzales Construction's lump sum bid.

As requested by your Board on February 3, 1998, this Contract opportunity was listed on the Doing Business with Us website as shown in Enclosure C.

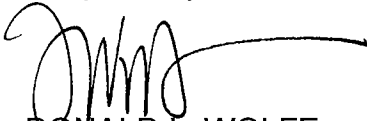
IMPACT ON CURRENT SERVICES (OR PROJECTS)

During construction, scheduled to begin in December 2005, there will be certain beach-use limitations. In order to reduce adverse impacts to the public, the construction will be phased and scheduled to maintain a substantial level of service and access to the beach. Temporary facilities for public use will be provided during construction.

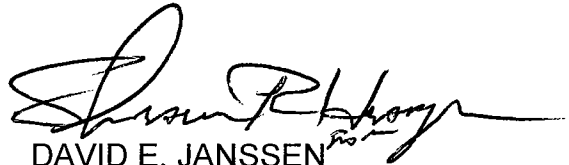
CONCLUSION

Please return an adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Beaches and Harbors, and Public Works.

Respectfully submitted,



DONALD L. WOLFE
Director of Public Works



DAVID E. JANSSEN
Chief Administrative Officer



for STAN WISNIEWSKI
Director of Beaches and Harbors

GG:njc

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Enc. 4

cc: County Counsel
Office of Affirmative Action Compliance (Ozie Smith)
Department of Public Social Services (GAIN/GROW Program)

October 27, 2005

ENCLOSURE A

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
APPROVE APPROPRIATION ADJUSTMENT
APPROVE REVISED PROJECT BUDGET
AWARD SUPPLEMENTAL AGREEMENT
AWARD CONSTRUCTION CONTRACT
SPECS. 5364; C.P. 86471**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	01/05/99*	
Execute Design Contract	04/10/00*	
Schematic Design	01/09/01*	
Design Development	04/10/01*	
Construction Documents	08/01/03*	
Jurisdictional Approvals	09/30/04*	
Construction Contract Award	10/18/05	11/09/05
Construction Start	11/16/05	12/08/05
Substantial Completion	01/09/07	03/02/07
Final Acceptance	03/08/07	05/01/07

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Budget	Impact of this Action	Revised Budget
Plans and Specifications			
Basic Design Services	\$ 445,360	\$ 0	\$ 445,360
Construction Administration	97,491	134,487	231,978
Consultant Services	193,367	0	193,367
Additional/Reimbursable Services	20,905	6,700	27,605
Total A/E Contract	\$ 757,123	\$ 141,187	\$ 898,310
Concession Building Interior Design	\$ 0	\$ 40,000	\$ 40,000
Jurisdictional Review and Plan Check	\$ 32,362	\$ 19,422	\$ 51,784
Construction			
Construction Contract*	\$4,943,260	\$3,437,140	\$ 8,380,400
Change Order Contingency	494,326	579,629	1,073,955
Utility Connection Fees	0	65,000	65,000
Total Construction	\$5,437,586	\$4,081,769	\$ 9,519,355
Equipment	\$ 43,000	\$ 0	\$ 43,000
Other Consultant Services	\$ 81,348	\$ 66,721	\$ 148,069
Contingency	\$ 88,744	\$ (88,744)	\$ 0
Miscellaneous Expenditures	\$ 15,500	\$ 0	\$ 15,500
County Services**	\$ 485,337	\$ 447,645	\$ 932,982
TOTAL	\$6,941,000	\$4,708,000	\$11,649,000

* Includes \$6,100 Consultant Agreement for baseline construction schedule.

** Includes increase due to extended project schedule during design and construction phases.

October 27, 2005

ENCLOSURE B

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AWARD CONSTRUCTION CONTRACT
SPECS. 5364; C.P. 86471**

BID SUMMARY

Description of Project:

The project consists of replacement of four restrooms, a concession building, and entry kiosk; refurbishment of five parking lots; reconstruction of the main entrance at Temescal Canyon Road and a lifeguard substation; and upgrade of the lifeguard headquarters, utilities, signage and landscaping.

Bid Opening Date: September 6, 2005

Bid Summary:

Contractor's Name	Lump Sum Bid
Gonzales Construction	\$8,380,400
Stronghold Engineering	\$8,417,100

Financial Information

Public Works' fair construction cost estimate is \$7,524,240.

October 27, 2005

ENCLOSURE C

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Bid Solicitation

Bid Number : P100000053

Bid Title : Will Rogers State Beach - General Improvement Project

Bid Type : Construction

Department : Public Works

Commodity : PAINTING, MAINT & REPAIR SERVICES

Open Date : 7/19/2005

Closing Date : 9/6/2005 10:45 AM

Notice of Intent to Award : [View Detail](#)

Bid Amount : \$ 7,524,240

Bid Download : Not Available

Bid Description : Work to be done under the Contract consists of furnishing all materials, all equipment, and performing the Work required by these Specifications and the Drawings hereinafter, described and necessary, to complete the construction of the Will Rogers State Beach General Improvement Project, Specifications 5364.

The project consists of replacing four restrooms, a concession building, and entry kiosk; refurbishing five parking lots, reconstructing the main entrance at Temescal Canyon Road and a lifeguard substation; and upgrading the lifeguard headquarters, utilities, signage, and landscaping.

Bids must conform to the drawings and project manual and may be obtained at the Department of Public Works, Cashier's Office, 900 South Fremont Avenue, Mezzanine Floor, Alhambra, CA 91803. Bids will be publicly opened, examined in Conference B, 5 th Floor, at the same facility address. This project requires the Prime Contractor to possess an "A or B" license at the time of bid.

Notice to Bidders "A" was issued on August 16, 2005, which extended the Bid due date from August 23, 2005, to September 6, 2005, no later than 10:45 a.m. Notice to Bidders "B" was issued on September 1, 2005. These Notices provide clarification to the construction documents.

Contact Name : Ron Beal

Contact Phone# : (626) 458-2587

Contact Email : rbeal@ladpw.org

Last Changed On : 9/7/2005 9:22:00 AM

October 27, 2005

ENCLOSURE D

**WILL ROGERS STATE BEACH
GENERAL IMPROVEMENT PROJECT
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SPECS. 5364; C.P. 86471**

**APPROPRIATION ADJUSTMENT
(See Enclosure)**

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF CHIEF ADMINISTRATIVE OFFICE

DEPT'S
NO. 060

Oct. 25, 2005

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2005-2006

3 VOTES

SOURCE:

Capital Projects/Refurbishments
Will Rogers State Beach (3)
Rfurb-General Improvements
Operating Transfer In/CP
A01-CP-86471-9919
\$1,232,000 Increases Revenue

USE:

Capital Projects/Refurbishments
Will Rogers State Beach (3)
Rfurb-General Improvements
Fixed Assets - Building & Improvements
A01-CP-86471-6014
\$1,232,000 Increases Appropriation

JUSTIFICATION:

The appropriation adjustment transfers appropriation and revenue from the Vehicle License Fee Gap Loan Special Fund to fully fund the Will Rogers General Improvement Project.


Jan Takata, Asst. Division Chief, CAO

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR--

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

October 27 2005


CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

20

AUDITOR-CONTROLLER BY

NO. 177

OCT-25 20 05

BY

DEPUTY COUNTY CLERK